

# FREE STANDING RESTAURANT/RETAIL FOR SALE





5606 E. Central Ave., Wichita, KS 67208



<b>SALE PRICE:</b>	\$875,000.00
<b>BUILDING SIZE:</b>	4,461 SF
<b>LOT SIZE:</b>	1.17 Acres
<b>YEAR BUILT:</b>	1984
<b>ZONING:</b>	LC
<b>2023 TAXES:</b>	Generals \$15,348.98 Specials \$10.67

## PROPERTY HIGHLIGHTS

- Former quick service restaurant for sale.
- High visibility, hard corner lot located at Central & Edgemoor.
- 1.17 +/- acre sized lot.
- Walk-in cooler & freezer.
- Drive thru.
- Approximately 60 parking spaces.
- Contact broker regarding deed restrictions.

	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>		11,504	94,247	203,513
 <b>AVG. HH INCOME</b>		\$96,860	\$72,371	\$73,775
 <b>MEDIAN AGE</b>		40	38	38
TRAFFIC COUNTS				
 <b>CENTRAL &amp; EDGEMOOR</b>		20,925 VPD		

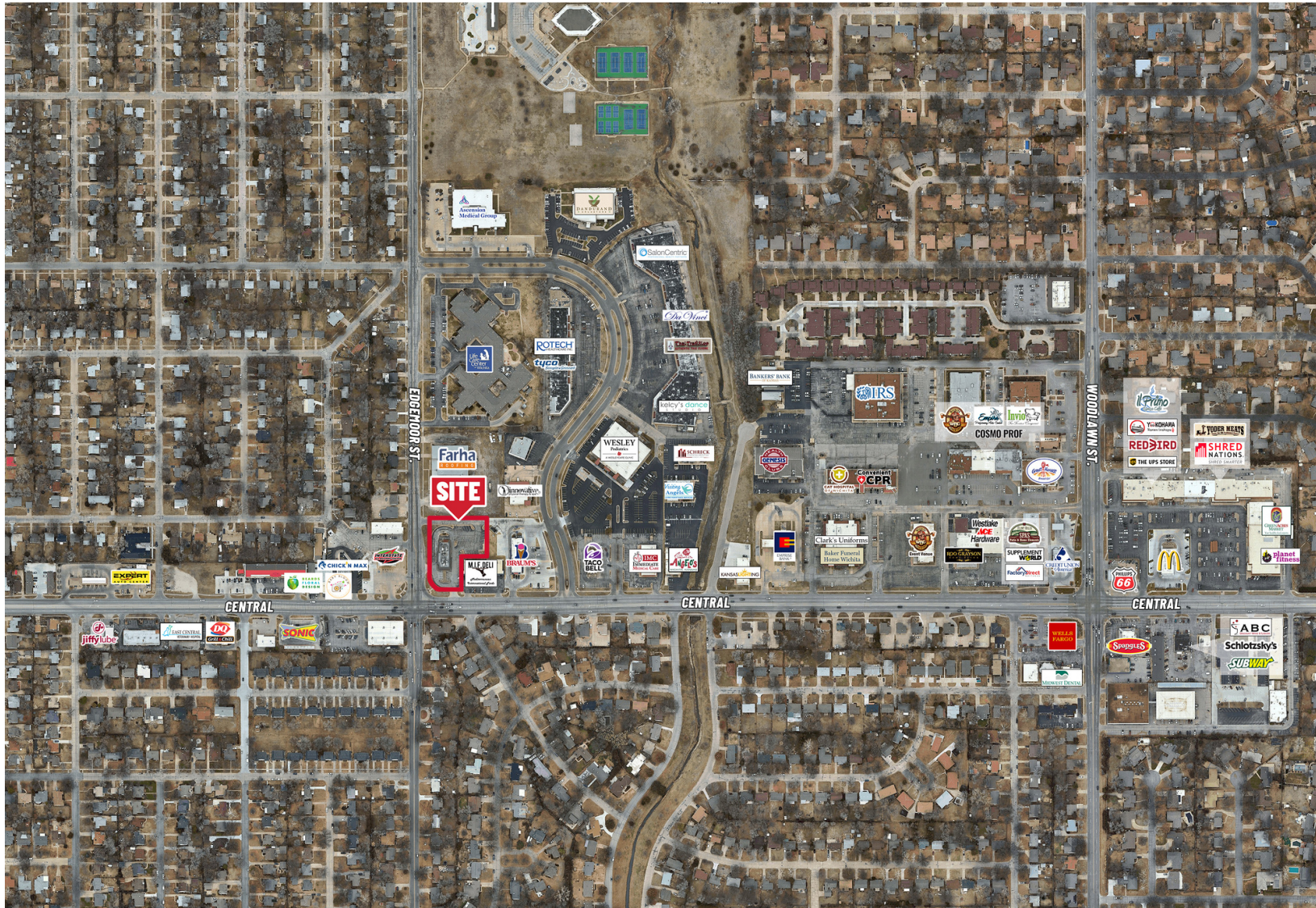


Offered exclusively by: **Lyndsey Gould**  
316-292-3960 | lgould@weigand.com

**Grant Tidemann, SIOR**  
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